

IN RE: PETITION FOR ADMINISTRATIVE	* BEFORE THE
ZONING VARIANCE	
E/S Brickstore Road, 370 ft.	* ZONING COMMISSIONER
S of Upper Beckeysville Road	
18719 Brickstore Road	* OF BALTIMORE COUNTY
5th Election District	
3rd Councilmanic District	* Case No. 95-60-A
George R. Kibbe, II, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George R. Kibbe, II and Cynthia A. Kibbe for that property known as 18719 Brickstore Road in the northern section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft. and an existing front yard setback of 49 ft. in lieu of the required side yard setbacks of 35 ft. and 75 ft. from c/l of street, respectively, for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

RECEIVED FOR FILING
 9/15/98
 By: M. Howard

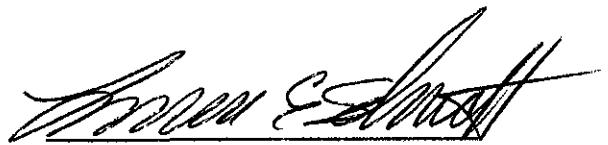
MICROFILMED

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September, 1994 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft. and an existing front yard setback of 49 ft. in lieu of the required side yard setbacks of 35 ft. and 75 ft. from c/l of street, respectively, for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

OFFICE RECEIVED FOR FILING
DATE 9/15/94
BY M. H. H. H.

RECORDED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 13, 1994

Mr. and Mrs. George R. Kibbe, II
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Petition for Administrative Zoning Variance
Case No. 95-60-A
Property: 18719 Brickstore Road

Dear Mr. and Mrs. Kibbe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

RECEIVED





Petition for Administrative Variance

75-60-A

to the Zoning Commissioner of Baltimore County

for the property located at 18719 BRICKSTORE ROAD

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1A01.3.B.3 To permit a side yard setback of 18 ft. (for an addition) and existing front yard setback of 49 ft. in lieu of the required side yard setback of 35 ft. and 75 ft. from center line of street, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) I WOULD LIKE TO CONSTRUCT AN ATTACHED ADDITION, MEASURING 14' DEEP BY 18' LONG BY 15' HIGH, FOR THE EXPANSION OF MY KITCHEN AND BREAKFAST ROOM AREA. THE ZONING REGULATIONS FOR THE RC-2 ZONE REQUIRE STRUCTURES TO BE LOCATED AT LEAST 35' FROM PROPERTY SIDE LINES. DUE TO THE HOME'S FLOOR PLAN AND LOCATION OF EXISTING KITCHEN, IT WOULD NOT BE FEASIBLE TO CONSTRUCT THE PROPOSED ADDITION IN ANY OTHER LOCATION.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted

ROBERT KIPÉ

Name

353 OLD BACHMAN'S VALLEY ROAD

Address

WESTMINSTER, MD. 21157

410-876-2486

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: gf

DATE: 8-15-94

ESTIMATED POSTING DATE: 8-28-94



Printed with Soybean Ink
on Recycled Paper

ITEM #:

62

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18719 BRICKSTORE ROAD.
address

HANOVER MARYLAND 21074
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I WOULD LIKE TO CONSTRUCT AN ATTACHED ADDITION, MEASURING
14' DEEP BY 18' LONG BY 15' HIGH, FOR THE EXPANSION OF MY
KITCHEN AND BREAKFAST ROOM AREA. DUE TO THE HOME'S FLOOR PLAN AND
LOCATION OF EXISTING KITCHEN, IT WOULD NOT BE FEASIBLE TO
CONSTRUCT THE PROPOSED ADDITION IN ANY OTHER LOCATION.
THE ADDITION WILL AFFECT ONLY THE NORTH SIDE SETBACK
REQUIREMENTS. EAST, WEST AND SOUTH PROPERTY LINES WILL
NOT BE AFFECTED BY THE PROPOSED STRUCTURE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

George R. Kibbe
(signature)
George R. Kibbe
(type or print name)



Cynthia A. Kibbe
(signature)
CYNTHIA A. Kibbe
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Rose Harbaugh

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

8/4/94
date

Rose Harbaugh
NOTARY PUBLIC

My Commission Expires: 12/10/94

95-60-A

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD

HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555

Facsimile: (410) 527-1563

June 14, 1993

**DESCRIPTION KIBBE PROPERTY
FIFTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a rebar and cap set, said point being the point designated as No. 2 on the "1st. Amended Plat of Blaylock Property" recorded among the Plat Records of Baltimore County in Plat Book S.M. 60, folio 77 on June 6, 1989, said point also being at the end of the 12th or South 89° 30' West 66 perches line of a deed, dated April 1, 1910 between Margaret E. Fowble and Oliver P. Fowble, her husband and Abraham L. Fowble; thence binding on part of the 13th line of said deed, as now surveyed, South 01° 48' 51" West 429.00 feet to a rebar and cap set in the bank east of the east edge of paving of the current road bed of Brick Store Road; thence binding along said road, the two following courses and distances, North 36° 26' 09" West 165.00 feet to a railroad spike set 0.2 feet east of the west edge of paving and North 06° 43' 11" West 282.14 feet to a point in the second line of a deed, dated April 25, 1875 between Lydia Fair et. al. and Eliza Fowble, said point being a railroad spike set 5.8 feet east of the centerline of Brick Store Road; thence reversely along part of the second line of the last mentioned deed, North 83° 44' 59" East 145.46 feet to the place of beginning.

Containing 42,430 square feet or 0.974 acres of land, more or less.

Being the same parcel of ground as conveyed by Terence C. Severe and Cheryl A. Severe, his wife, to George R. Kibbe, II and Cynthia A. Kibbe, his wife, dated October 5, 1984 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6806, folio 584.

MICROFILMED

#62

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-60-A

District 5th Date of Posting 8/26/94

Posted for: Variance

Petitioner: George & Cynthia Kibbe

Location of property: 18719 Brit Store Rd, F/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by M. Kibbe Date of return: 9/2/94
Signature

Number of Signs: 1

MICROFILMED



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-60-A

Account: R-001-6150

Number 62

Date 8/15/94

Taken by JRF

KIBBE -- 18719 Brickstone Rd.

010 - Variance - \$50.⁰⁰

080 - Sign --- \$35.⁰⁰

\$85.⁰⁰

MICROFILMED

01A01#U101XICRC
BA 0009:45AM08-15-94

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 62

Petitioner: GEORGE & CYNTHIA KIBBE

Location: 18719 BRICKSTONE ROAD HAMPSTEAD, MD. 21074

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE KIBBE

ADDRESS: 18719 BRICKSTONE ROAD

HAMPSTEAD, MD. 21074

PHONE NUMBER: 410-239-6596

AJ:ggs

RECEIVED

(Revised 04/09/93)

Item Number:
Planner:
Date Filed:

62
JRF
8-15-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

✓

The following information is missing:

_____ Descriptions, including accurate beginning point

_____ Actual address of property

_____ Zoning

_____ Acreage

_____ Plats (need 12, only _____ submitted)

_____ 200 scale zoning map with property outlined

_____ Election district

_____ Councilmanic district

_____ BCZR section information and/or wording

_____ Hardship/practical difficulty information

_____ Owner's signature (need minimum 1 original signature) and/or
printed name and/or address and/or telephone number

_____ Contract purchaser's signature (need minimum 1 original
signature) and/or printed name and/or address

_____ Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal
owner/contract purchaser

_____ Power of attorney or authorization for person signing for
legal owner and/or contract purchaser

_____ Attorney's signature (need minimum 1 original signature)
and/or printed name and/or address and/or telephone number

✓ _____ Notary Public's section is ~~incomplete and/or~~ incorrect
~~and/or commission has expired~~

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP. 08 1994

George and Cynthia Kibbe
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Item No. 62, Case No. 95-60-A
Petitioner: George and Cynthia Kibbe

Dear Mr. & Mrs. Kibbe:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 15, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

95-60

TO: ZADM

DATE: 8/31/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 62

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

8-26-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 62 (JRF)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65,
67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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AV 9/12

BALTIMORE COUNTY, MARYLAND

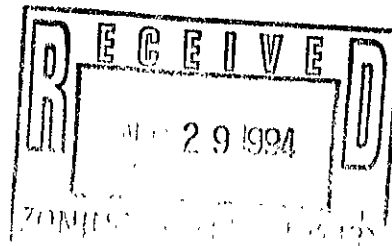
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK:JL:bjs

ENCLOSURE

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 7, 1994
Zoning Administration and Development Management

FROM: *WBS* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Items 62, 71 and 72

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

Robert W. Bowling

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 12 1994

George and Cynthia Kibbe
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Case No. 95-60-A, Item No. 62
Petitioner: George and Cynthia Kibbe

Dear Mr. & Mrs. Kibbe:

Enclosed are copies of comments received from Developers
Engineering Section on September 7, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at
887-3391.

Sincerely,

Joyce Watson

Enclosure



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Cynthia Kibbe
18719 Brickstore Road
Hampstead, Maryland 21074

Re: CASE NUMBER: 95-60-A (Item 62)
18719 Brickstore Road
E/S Brickstore Road, 370' S of Upper Beckeysville Road
5th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

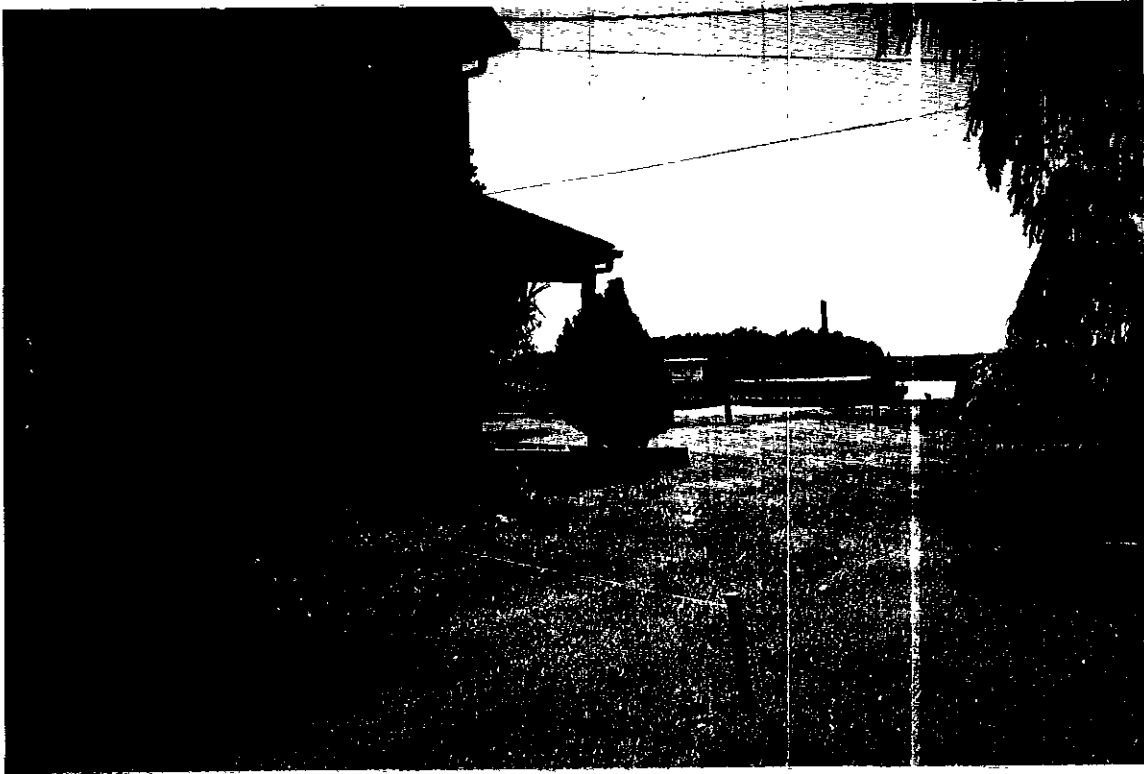
A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Robert Kipe

RECEIVED
AUG 30 1994





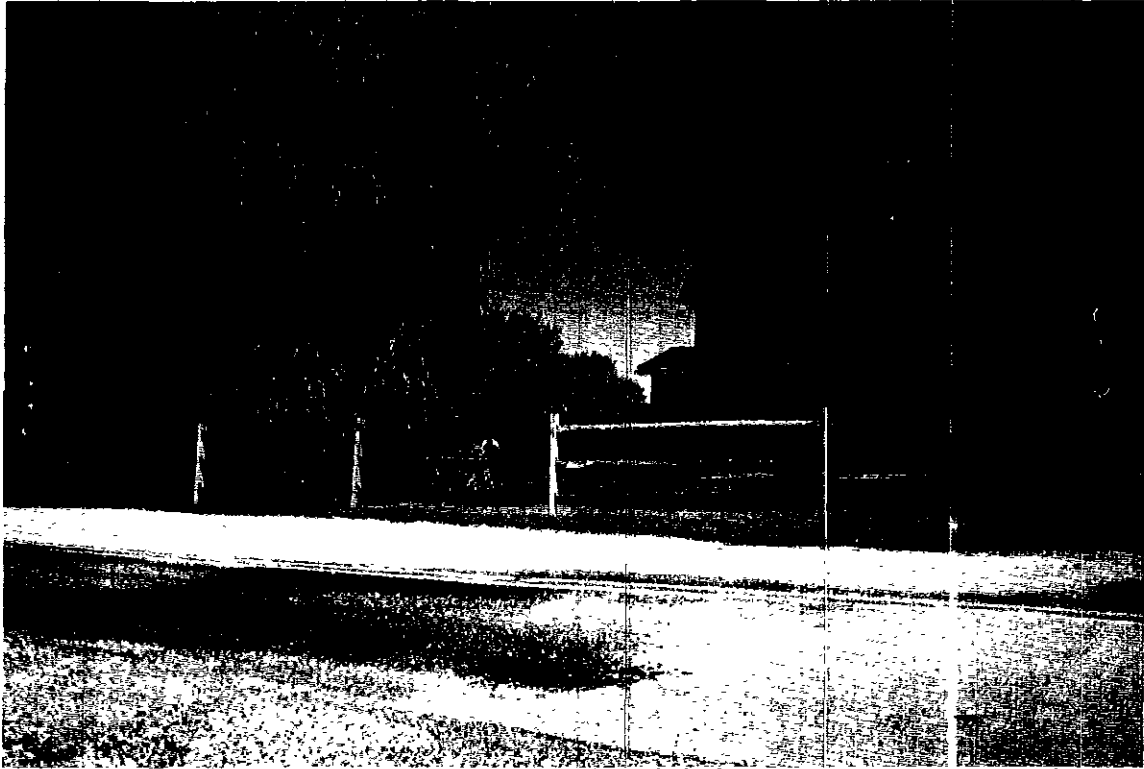
PROPOSED ADDITION SHOWN FROM REAR



FRONT ELEVATION

MICROFILMED

62



FRONT ELEVATION



PROPOSED ADDITION SHOWN FROM FRONT ELEVATION

MICROFILMED

02

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: # 18719 BRICK STORE ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

plat book# 60, folio# 77, lot# _____, section# _____

OWNER: GEORGE R. & CYNTHIA A. KIBBE

TAX ACCT. NO. 0519058110

TAX MAP NO. 14 PARCEL NO. 19

LOUISE E. HOLLYDAY

4615 BECKLEYVILLE ROAD

HAMPSTEAD, MD. 21074

8859 / 815

TAX ACCT. NO. 2100012830
TAX MAP NO. 15 PARCEL NO. 112

FREDERICK J. SWAIN

JEAN M. SWAIN

18715 BRICK STORE RD.

HAMPSTEAD, MD. 21074

8201 / 779

USE: RESIDENCE

TAX ACCT. NO. 0502085650

TAX MAP NO. 14 PARCEL NO. 20

GEORGE R. KIBBE

CYNTHIA A. KIBBE

18719 BRICK STORE RD.

HAMPSTEAD, MD 21074

6806 / 584

USE: BUSINESS

TAX ACCOUNT NO. 0502000751

5798 / 874

TAX MAP NO. 14 PARCEL 28

ALBANTOWN INN, INC.

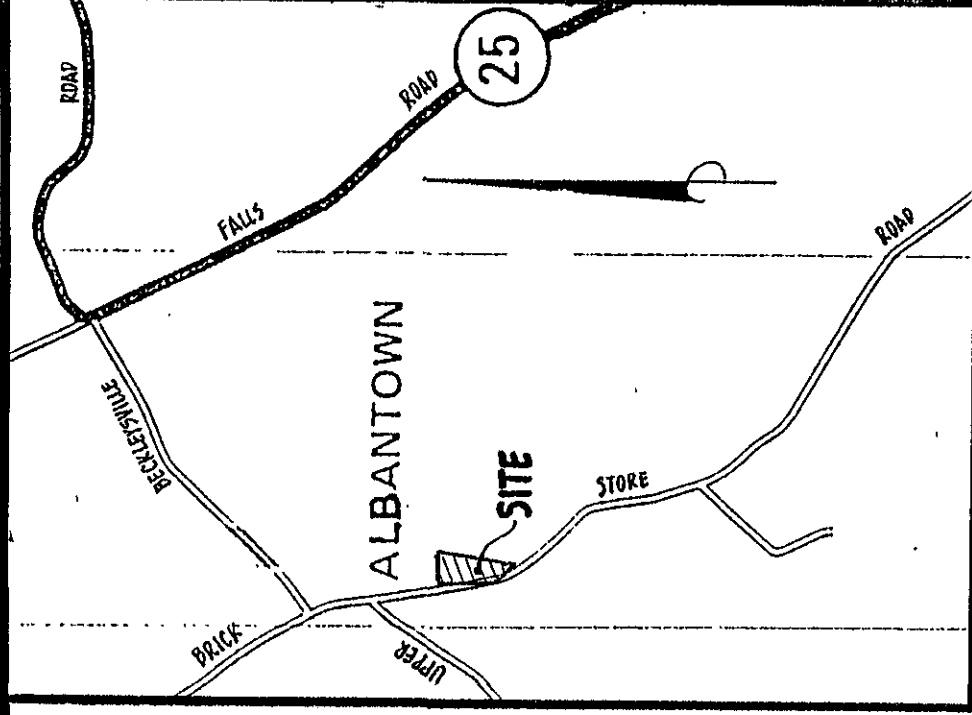
18720 BRICK STORE RD.

HAMPSTEAD, MD. 21074

North

date: 6-8-95

prepared by: LEON A. PODOLAK & ASSOCIATES Scale of Drawing: 1"= 50'



VICINITY MAP

SCALE: 1"= 1000'

95-60-A

LOCATION INFORMATION

Election District: 5TH

Councilmanic District: 3

1"-200" scale map#: N.W. - 32J

Zoning: R.C.2

Lot size: 0.953

acreage

41.513

square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

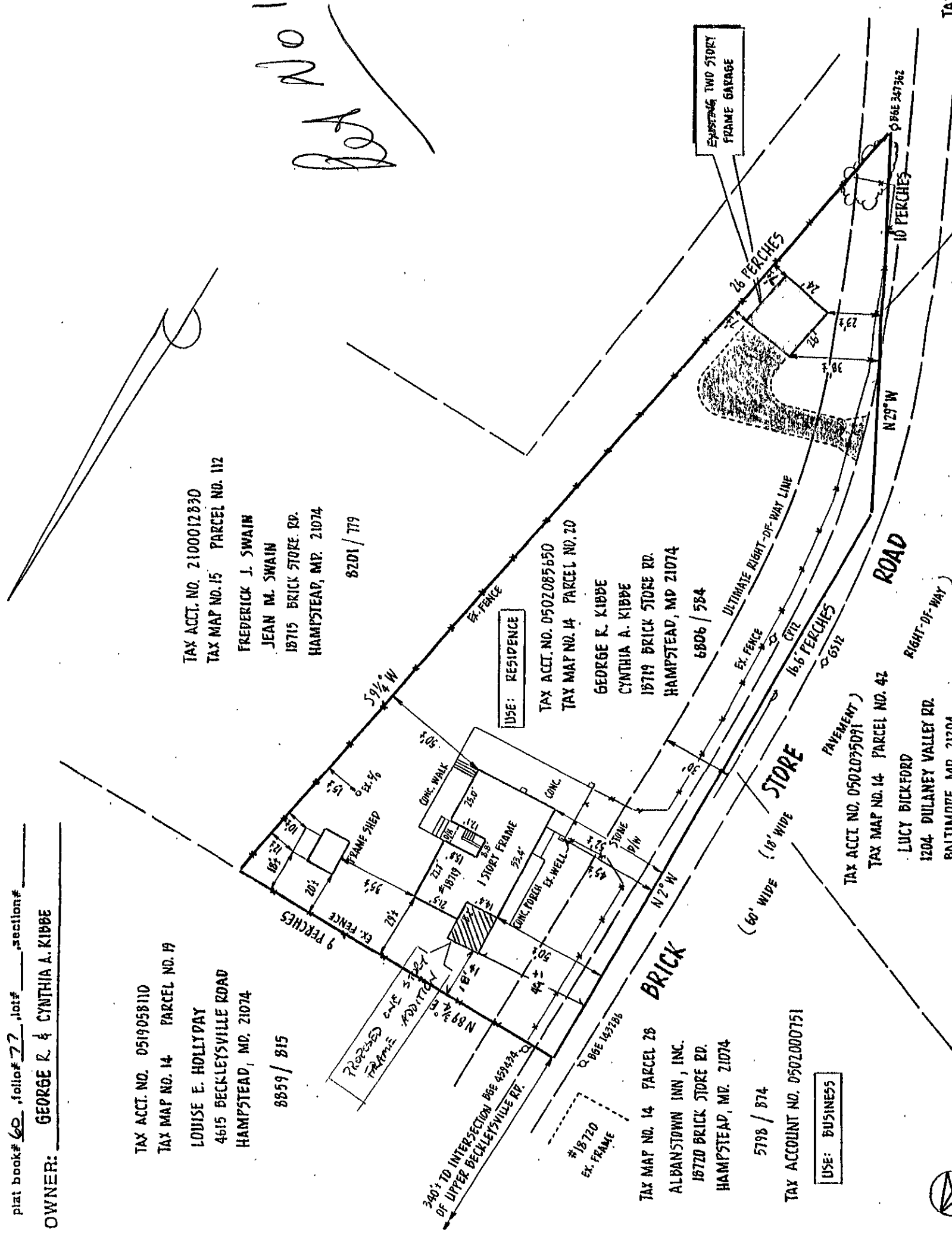
Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE#: _____

Q2



TAX ACCT. NO. 1700010980

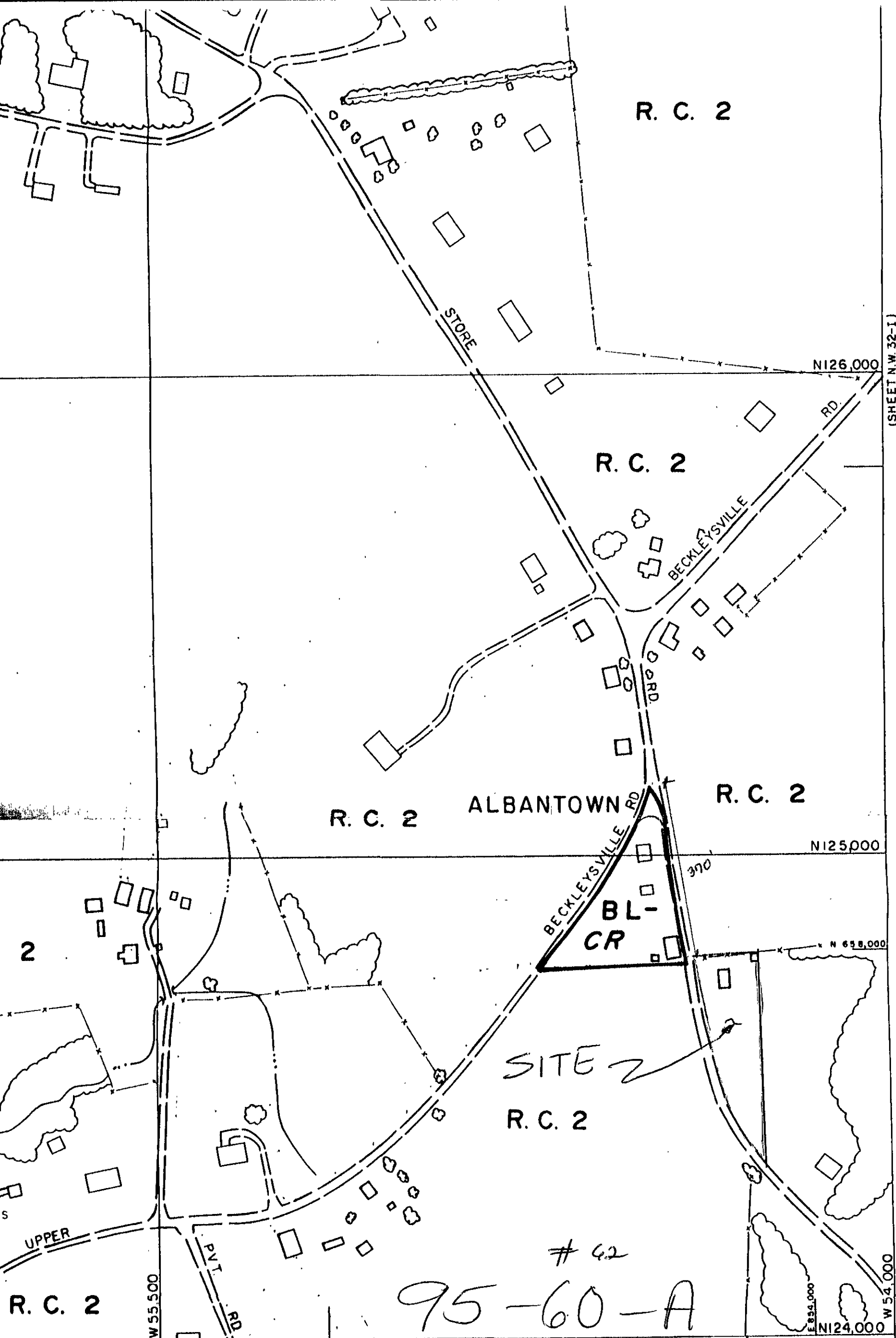
TAX MAP NO. 15 PARCEL NO. 120

DAVID A. GINN

JACQUELINE GINN

3613 KENMORE RD., BALT., MD 21207

7807 / 12



COMPREHENSIVE ZONING MAP by the Baltimore County Council Oct. 15, 1992 92,184-92,185-92,186-92,187-92,188-92,189-92	SCALE 1" = 200' ±	LOCATION ALBANTOWN	SHEET N.W.
<i>William A. Howard IV</i> Chairman, County Council	DATE OF PHOTOGRAPHY JANUARY 1986		32-J

MICROFILMED



16

95-60-A

SCALE
1" = 200' ±
DATE

LOCATION
ALBANTOWN

SHEET
N. W.

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE E/S Brickstore Road, 370 ft. S of Upper Beckeysville Road 5th Election District 3rd Councilmanic District George R. Kibbe, II, et ux Petitioners

* BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY * Case No. 95-60-A *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by George R. Kibbe, II and Cynthia A. Kibbe for that property known as 18719 Brickstore Road in the northern section of Baltimore County. The Petitioner/property owners herein seek a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft. and an existing front yard setback of 49 ft. in lieu of the required side yard setbacks of 35 ft. and 75 ft. from c/l of street, respectively, for an addition, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 15th day of September, 1994 that the Petition for a Zoning Variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 ft. and an existing front yard setback of 49 ft. in lieu of the required side yard setbacks of 35 ft. and 75 ft. from c/l of street, respectively, for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

September 13, 1994

Mr. and Mrs. George R. Kibbe, II
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Petition for Administrative Zoning Variance
Case No. 95-60-A
Property: 18719 Brickstore Road

Dear Mr. and Mrs. Kibbe:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

Petition for Administrative Variance
75-60-A
to the Zoning Commissioner of Baltimore County
for the property located at 18719 BRICKSTORE ROAD which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached herein and made a part hereof, hereby petition for a Variance from Section 1A01.3.B.3 of the B.C.Z.R. to permit a side yard setback of 18 ft. (for an addition) and existing street front setback of 49 ft. in lieu of the required side yard setback of 35 ft. and 75 ft. from center line of street, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) I WOULD LIKE TO CONSTRUCT AN ATTACHED ADDITION MEASURING 14' DEEP BY 18' LONG BY 15' HIGH FOR THE EXPANSION OF MY KITCHEN AND BREAKFAST ROOM AREA. THE ZONING REGULATIONS FOR THE RC-2 ZONE REQUIRE SIDEYARDS TO BE LOCATED AT LEAST 35' FROM PROPERTY SIDE LINES. DUE TO THE HOME'S FLOOR PLAN AND LOCATION OF EXISTING KITCHEN, IT WOULD NOT BE FEASIBLE TO CONSTRUCT THE PROPOSED ADDITION IN ANY OTHER LOCATION.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

(We do solemnly declare and affirm, under the penalties of perjury, that we are the legal owner(s) of the property which is the subject of this Petition.)
Legal Owner(s):
George R. Kibbe II
Cynthia A. Kibbe
Signature: Cynthia A. Kibbe
Address: 18719 BRICKSTORE RD, HAMPSTEAD, MD 21074
City: Baltimore, State: MD, Zipcode: 21074
Name, Address and phone number of representative to be contacted:
ROBERT KIBE
873 OLD MICHAMMIS VALLEY ROAD
WESMINSTER, MD 21157 410-876-3486

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 13th day of September, 1994, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two new papers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: JRF DATE: 8-15-94
ESTIMATED POSTING DATE: 8-28-94
Printed with Soy-based ink on Recycled Paper
ITEM #: 62

Affidavit in support of Administrative Variance

The undersigned I hereby affirm under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 18719 BRICK STORE ROAD, HAMPSTEAD, MARYLAND 21074.

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate variance or previous offense)

I WOULD LIKE TO CONSTRUCT AN ATTACHED ADDITION, MEASURING 14' DEEP BY 18' LONG BY 15' HIGH, FOR THE EXPANSION OF MY KITCHEN AND BREAKFAST ROOM AREA. DUE TO THE HOME'S FLOOR PLAN AND LOCATION OF EXISTING KITCHEN, IT WOULD NOT BE FEASIBLE TO CONSTRUCT THE PROPOSED ADDITION IN ANY OTHER LOCATION. THE ADDITION WILL AFFECT ONLY THE NORTH SIDE SETBACK REQUIREMENTS. EAST, WEST AND SOUTH PROPERTY LINES WILL NOT BE AFFECTED BY THE PROPOSED STRUCTURE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Signature: George R. Kibbe II, Cynthia A. Kibbe
Notary Public Seal: Notary Public, State of Maryland

I HEREBY CERTIFY, this 4th day of August, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

George R. Kibbe II, Cynthia A. Kibbe
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Notary Public Seal: Notary Public, State of Maryland
My Commission Expires: 4/10/94

MCKEE & ASSOCIATES, INC.
Engineering - Surveying - Real Estate Development

SHAWAN PLACE, 5 SHAWAN ROAD HUNT VALLEY, MARYLAND 21030

Telephone: (410) 527-1555
Facsimile: (410) 527-1563

June 14, 1993

DESCRIPTION KIBBE PROPERTY
FIFTH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a rebar and cap set, said point being the point designated as No. 2 on the "1st. Amended Plat of Blaylock Property" recorded among the Plat Records of Baltimore County in Plat Book S.M. 60, folio 77 on June 6, 1989, said point also being at the end of the 12th or South 89° 30' West 66 perches line of a deed, dated April 1, 1910 between Margaret E. Fowble and Oliver P. Fowble, her husband and Abraham L. Fowble; thence binding on part of the 13th line of said deed, as now surveyed, South 01° 48' 51" West 429.00 feet to a rebar and cap set in the bank east of the east edge of paving of the current road bed of Brick Store Road; thence binding along said road, the two following courses and distances, North 36° 26' 09" West 165.00 feet to a railroad spike set 0.2 feet east of the west edge of paving and North 06° 43' 11" West 282.14 feet to a point in the second line of a deed, dated April 25, 1875 between Lydia Fair et. al. and Eliza Fowble, said point being a railroad spike set 5.8 feet east of the centerline of Brick Store Road; thence reversely along part of the second line of the last mentioned deed, North 83° 44' 59" East 145.46 feet to the place of beginning.

Containing 42,430 square feet or 0.974 acres of land, more or less.

Being the same parcel of ground as conveyed by Terence C. Severe and Cheryl A. Severe, his wife, to George R. Kibbe, II and Cynthia A. Kibbe, his wife, dated October 5, 1994 and recorded among the Land Records of Baltimore County in Liber E.H.K., Jr. 6806, folio 584.

#62

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 5th Date of Posting: 8/24/94
Posted for: Variance
Petitioner: George R. Kibbe II, Cynthia A. Kibbe
Location of property: 18719 Brickstore Rd, Bk 1
Location of Sign: Facing road, on property being zoned
Remarks:
Posted by: M. Schmidt Date of return: 9/1/94
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-60-A

Account: R-001-6180
Number: 62

Date: 8/15/94

KIBBE -- 18719 Brickstore Rd.

OIO - Variance - \$50.00

OSU - Sign - \$35.00

\$85.00

Taken by JRF

01A0100101M1CHRC
BA C009145AN08-15-94 \$85.00
Please Make Checks Payable To: Baltimore County

Quality Verification

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper. NON-PAYMENT OF ADVERTISING FEES WILL STAY INSURANCE OF ZONING ORDER.

Signature: Arnold Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 62

Petitioner: GEORGE & CYNTHIA KIBBE

Location: 18719 BRICKSTORE ROAD HAMPSTEAD, MD 21074

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GEORGE KIBBE

ADDRESS: 18719 BRICKSTORE ROAD

HAMPSTEAD, MD 21074

PHONE NUMBER: 410-239-6596

AJ:gga

(Revised 04/09/93)

Item Number: 62
Planner: UEF
Date Filed: 8-15-94

PETITION PROCESSING FLAG

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or the Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

Need an attorney

The following information is missing:

- ☐ Descriptions, including accurate beginning point
- ☐ Actual address of property
- ☐ Zoning
- ☐ Acreage
- ☐ Plats (need 12, only submitted)
- ☐ 200 scale zoning map with property outlined
- ☐ Election district
- ☐ Councilmanic district
- ☐ BCZR section information and/or wording
- ☐ Hardship/practical difficulty information
- ☐ Owner's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Contract purchaser's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☐ Signature (need minimum 1 original signature) and/or printed name and/or title of person signing for legal owner/contract purchaser
- ☐ Power of attorney or authorization for person signing for legal owner and/or contract purchaser
- ☐ Attorney's signature (need minimum 1 original signature) and/or printed name and/or address and/or telephone number
- ☒ Notary Public's section is incomplete and/or incorrect
- ☐ and/or commission has expired

PET-FLAG (TXTSOPH)
11/17/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

SEP 08 1994

(410) 887-3353

George and Cynthia Kibbe
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Item No. 62, Case No. 95-60-A
Petitioner: George and Cynthia Kibbe

Dear Mr. & Mrs. Kibbe:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 15, 1994.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggg

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

DATE: 8/31/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

Item #'s: 62

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: * 62 (JRF)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/25/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 60, 62, 63, 64, 65, 67, 68, 69, 70, 71 AND 72.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

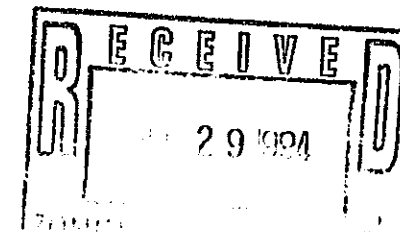
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: August 29, 1994

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee



The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos.: 48, 49, 53, 54, 57, 58, 61, 62, 63, 64, 67, and 70.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Dan L. Kears*

PK:JL:bjjs

ZACITEMS.NC/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: September 7, 1994

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Items 62, 71 and 72

The Developers Engineering Section has reviewed the subject zoning items and we have no comments.

RWB:sw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

September 12 1994

(410) 887-3353

George and Cynthia Kibbe
18719 Brickstore Road
Hampstead, Maryland 21074

RE: Case No. 95-60-A, Item No. 62
Petitioner: George and Cynthia Kibbe

Dear Mr. & Mrs. Kibbe:

Enclosed are copies of comments received from Developers Engineering Section on September 7, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

Joyce Watson

Enclosure

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on Recycled Paper

AUGUST 26, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: George and Cynthia Kibbe
18719 Brick Store Road
Hampstead, Maryland 21074

Re: CASE NUMBER: 95-60-A (Item 62)
18719 Brick Store Road
8/8 Brick Store Road, 370' S of Upper Beckleysville Road
5th Election District - 3rd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3351. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before August 28, 1994. The closing date (September 12, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

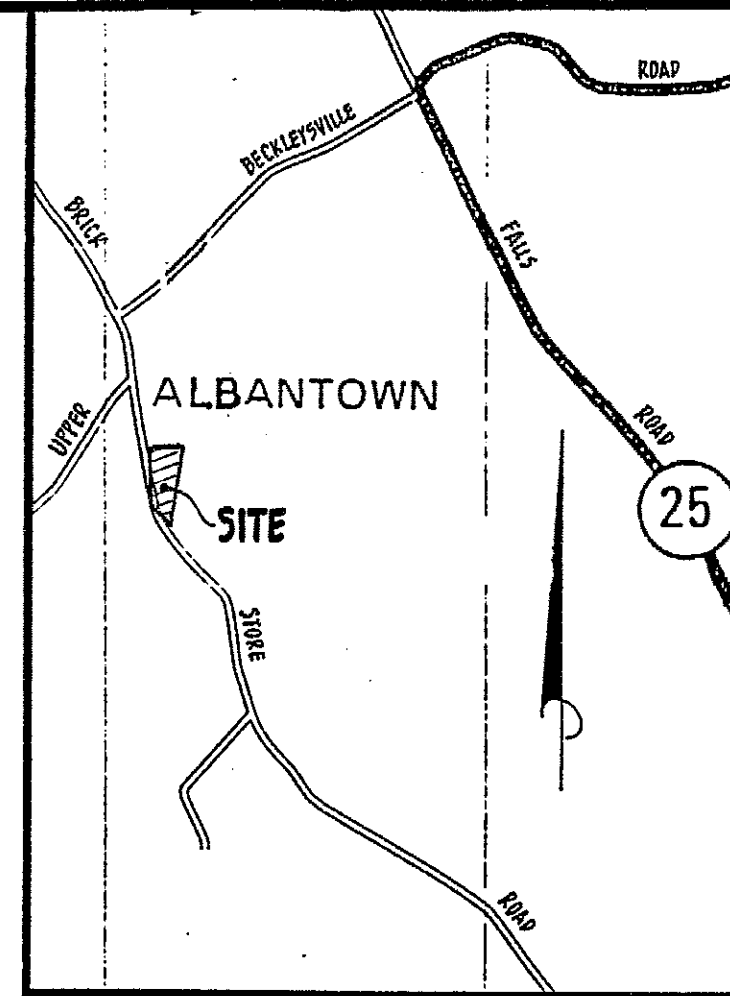
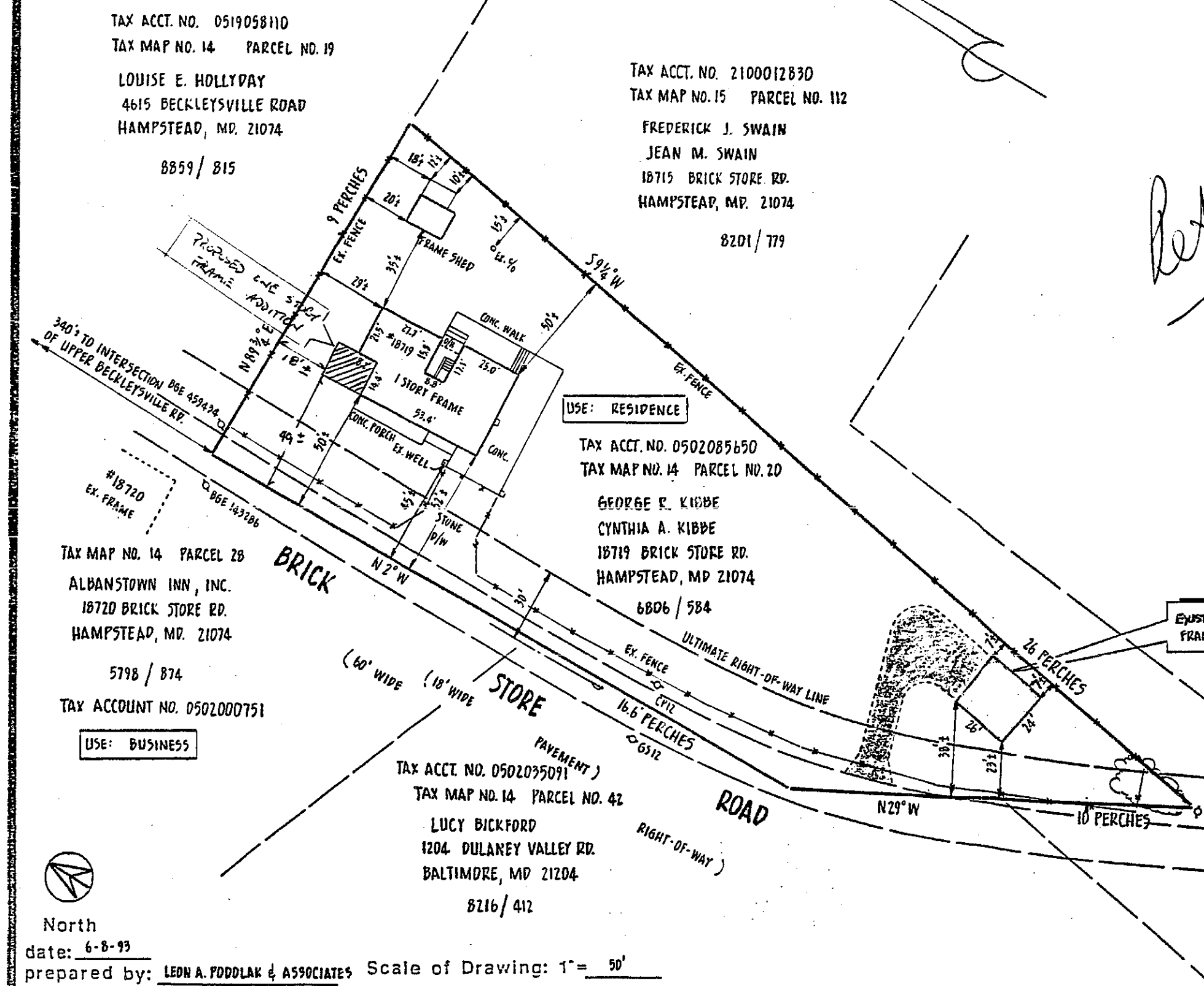
Bel John
Arnold Jablon
Director

cc: Robert Kipe

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 18719 BRICK STORE ROAD see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name:
plat book # 66, folio # 72, lot # _____, section # _____
OWNER: GEORGE R. & CYNTHIA A. KIBBE



VICINITY MAP
SCALE: 1" = 1000'

95-60-A

LOCATION INFORMATION

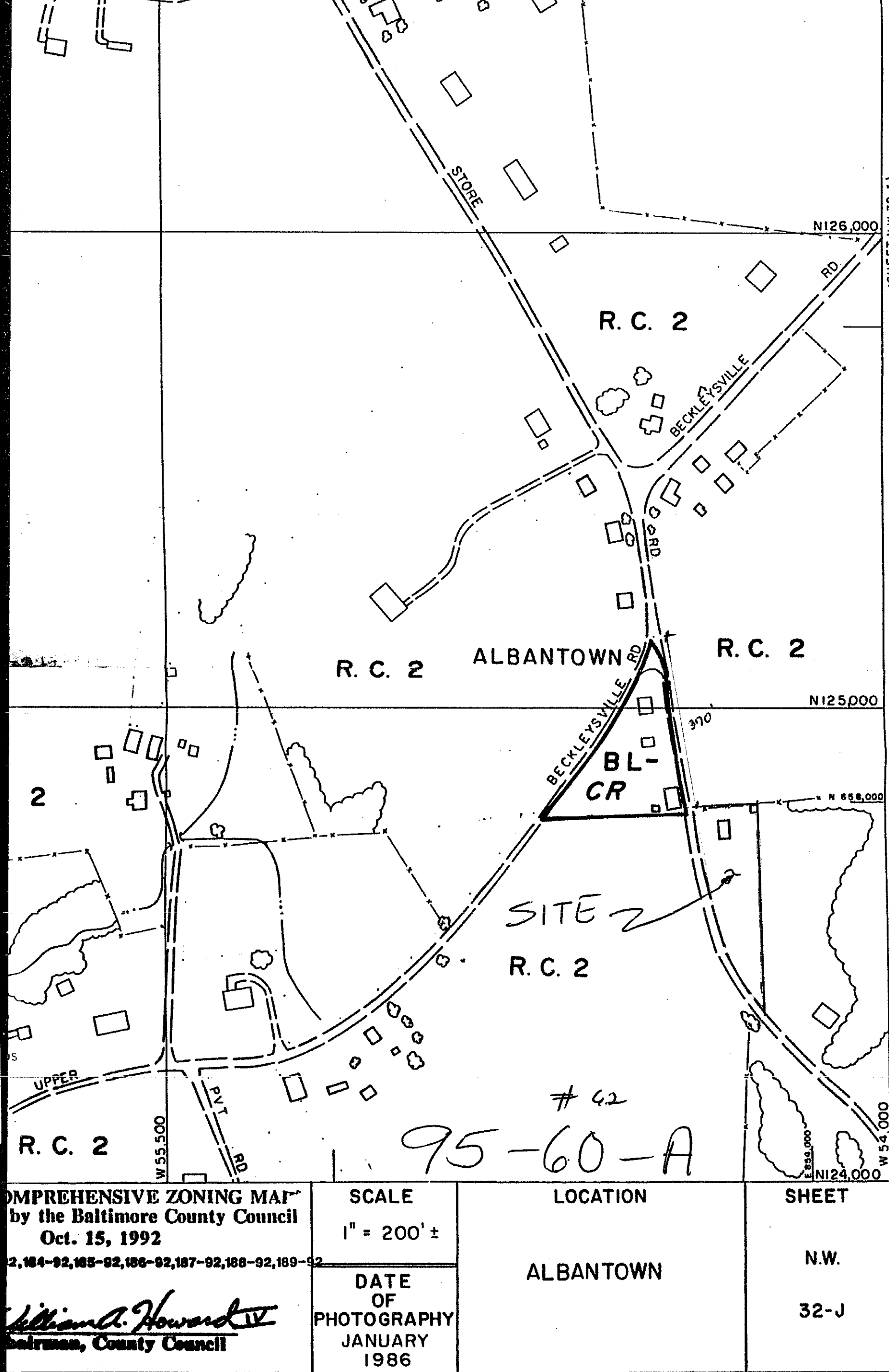
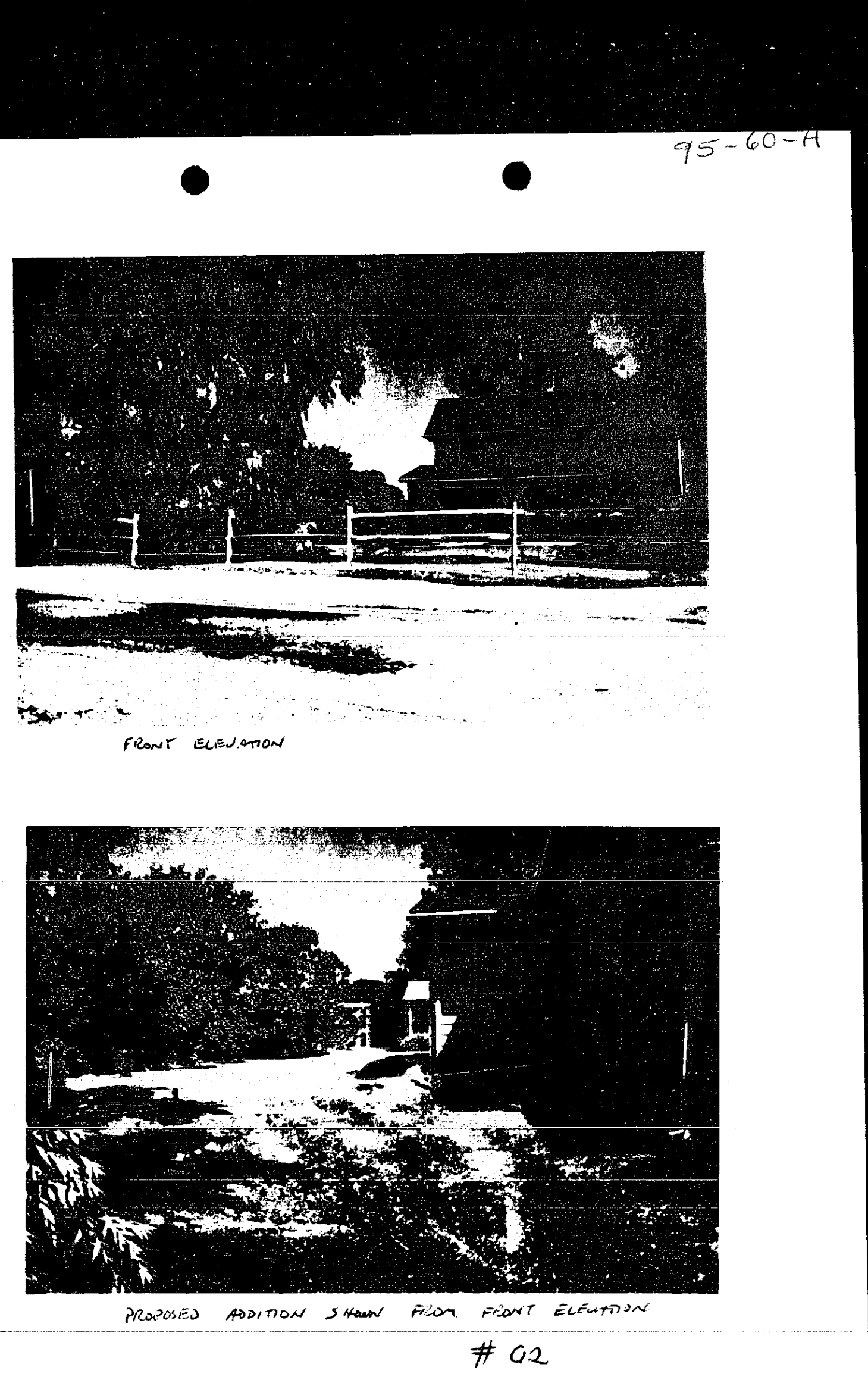
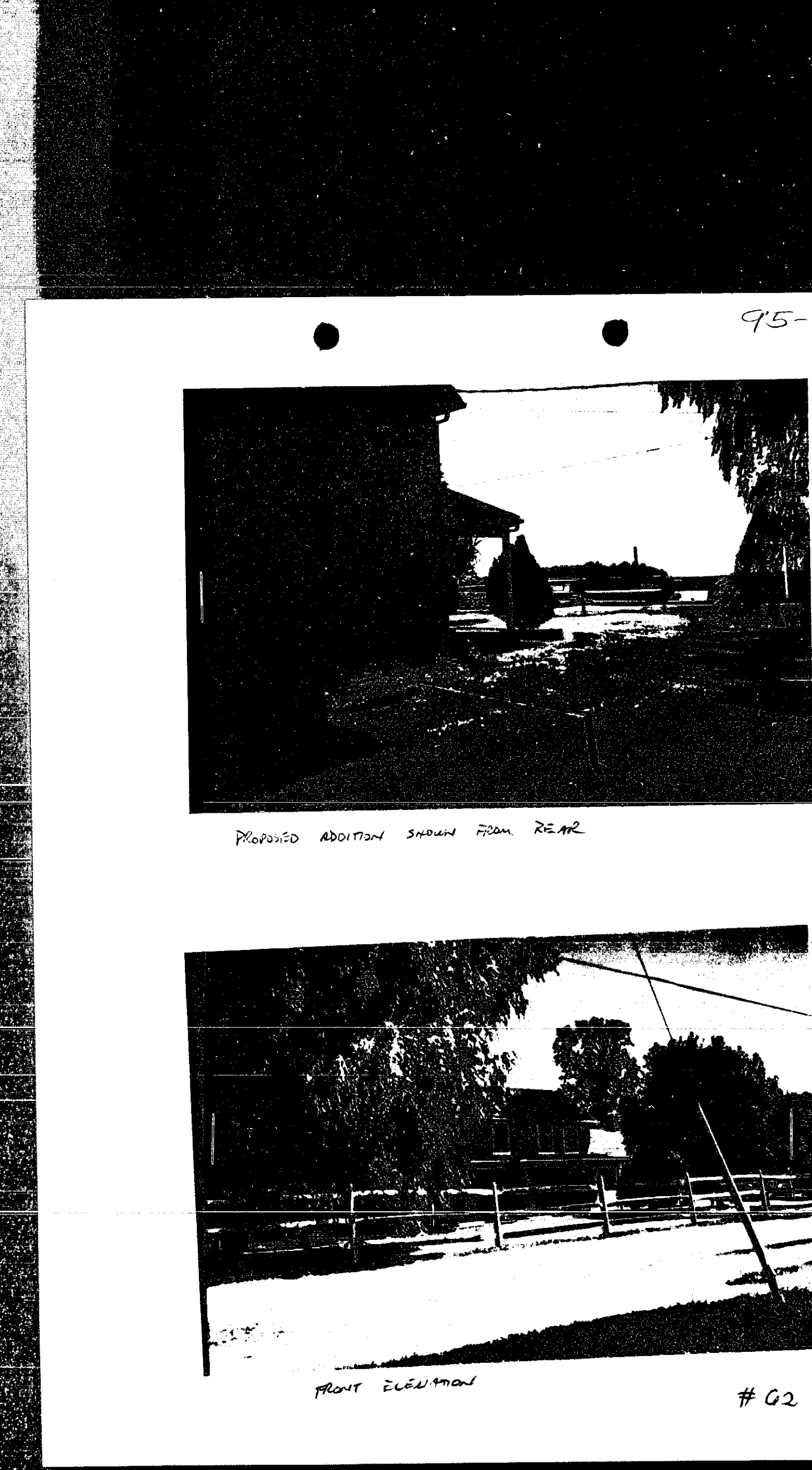
Election District: 5TH
Councilmanic District: 3

1" = 200' scale map: N.W. - 32J

Zoning: R.C.2
Lot size: 0.953 acreage
41,515 square feet

SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
JH 62 62



SCALE	LOCATION	SHEET
1" = 200' ±	ALBANTOWN	N.W.
DATE		

95-60-A

IG

18719 BRICK STORE ROAD

8/8 BRICK STORE ROAD

370' S OF UPPER BECKLEYSVILLE ROAD

5TH ELECTION DISTRICT - 3RD COUNCILMANIC